

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of RR; F/J-B(partial) Zoning District and
Establishing the Same as PDR 4.000; F/J-B (partial) District**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1000016 and Voted on August 1, 2011 to approve the Zoning Map Change Described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of RR; F/J-B (partial) Zoning and placing the same in and establishing the same as PDR 4.000; F/J-B (partial) Zoning.

All property as follows, and to the centerlines of any adjoining public rights-of way:

PINs: 0769-01-06-9898, -16-4591, -26-4978, -9080, -27-3333, -5342, -35-3524, -36-3589, -03-14-4892, -24-8486, -33-2232, -35-7254, -44-6000

SEE ATTACHED LEGAL DESCRIPTION

Section 3. This Ordinance shall be in full force and effect from and after its passage.

Section 4. All ordinances in conflict with this Ordinance are hereby repealed.

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ALL THAT TRACT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN THE TOWNSHIP OF CARR, COUNTY OF DURHAM AND STATE OF NORTH CAROLINA; BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTH CAROLINA GEODETIC SURVEY (NCGS) MONUMENT DESIGNATED "SUSAN", HAVING A PUBLISHED STATE PLANE COORDINATE OF N 797,395.830', E 2,061,703.255' (NC-NAD83); THENCE, S 67°-31'-11" E 2,923.28' (GRID TIE) TO A NCGS MONUMENT DESIGNATED "CLEMENTS", HAVING A PUBLISHED STATE PLANE COORDINATE OF N 796,278.073', E 2,064,404.405' (NC-NAD83); THENCE, S 67°-34'-23" E 466.22' TO THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY(R/W) MARGIN OF LEESVILLE ROAD (A 60' WIDE PUBLIC R/W) AND THE EASTERN LINE OF THE LANDS OF, NOW OR FORMERLY (N/F), TIMOTHY RANDALL CLEMENTS (PB 182, PG 250; PB 132, PG 115); SAID POINT ALSO BEING THE **POINT OR PLACE OF BEGINNING** AND HAVING A GRID COORDINATE OF N 796,100.21', 2,064,835.36'; THENCE, FROM SAID POINT OF BEGINNING, ALONG THE EASTERN LINE OF SAID LANDS OF CLEMENTS, S 02°-29'-34" W 998.82' TO THE NORTHERNMOST CORNER OF THE LANDS OF, N/F, AIS FORESTRY & FARMING, LLC (DB 6563, PG 256, TRACT NUMBER TWO); THENCE, ALONG THE LINES OF SAID LANDS OF AIS THE FOLLOWING FOUR (4) COURSES: 1) S 11°-28'-56" W 301.96'; 2) S 88°-50'-19" E 194.86'; 3) S 01°-27'-06" W 1,761.73'; 4) N 88°-53'-27" W 595.01' TO A POINT IN THE EASTERN LINE OF THE LANDS OF, N/F, AIS FORESTRY & FARMING, LLC (DB 6563, PG 256, TRACT NUMBER THREE); THENCE, ALONG THE LINES OF SAID AIS THE FOLLOWING THREE (3) COURSES: 1) S 01°-33'-00" W 879.35'; 2) N 87°-50'-40" W 2,402.98'; 3) N 02°-29'-00" E 1,475.98' TO THE SOUTHERN LINE OF THE LANDS OF, N/F, BARBARA MARLENE ROSS (DB 123, PG 420; PB 76, PG 20); THENCE, ALONG THE SOUTHERN LINE OF SAID LANDS OF ROSS, N 87°-05'-01" W 215.53' TO A POINT IN THE CENTER OF LITTLE BRIER CREEK; THENCE, ALONG THE CENTER OF SAID LITTLE BRIER CREEK, THE FOLLOWING THIRTY-SEVEN (37) COURSES: 1) N 07°-58'-02" E 11.54'; 2) N 34°-32'-00" W 58.34'; 3) N 04°-14'-02" E 44.68'; 4) N 43°-59'-17" W 104.12'; 5) N 48°-56'-10" W 48.54'; 6) N 46°-35'-32" W 63.63'; 7) N 30°-14'-39" W 27.93'; 8) N 03°-55'-38" E 21.89'; 9) N 00°-40'-04" W 30.29'; 10) N 16°-14'-38" E 31.53'; 11) N 54°-43'-18"

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E 25.66'; 12) N 28°-28'-10" E 20.59'; 13) N 13°-49'-29" E 43.07'; 14) N 04°-04'-36" W 138.14'; 15) N 36°-43'-16" W 60.16'; 16) S 77°-47'-07" W 35.69'; 17) N 52°-30'-12" W 79.35'; 18) N 54°-32'-21" W 51.71'; 19) N 49°-58'-05" W 27.60'; 20) N 52°-22'-50" W 54.60'; 21) N 54°-15'-23" W 43.74'; 22) N 55°-42'-22" W 29.50'; 23) N 65°-08'-30" W 31.83'; 24) N 47°-33'-28" W 56.40'; 25) N 00°-00'-01" E 28.94'; 26) N 16°-16'-42" W 36.14'; 27) N 48°-58'-26" W 44.07'; 28) N 66°-08'-22" W 14.21'; 29) N 08°-40'-13" W 19.04'; 30) N 50°-09'-42" W 30.66'; 31) N 11°-24'-59" W 34.54'; 32) N 70°-14'-33" W 42.90'; 33) N 39°-03'-11" W 39.11'; 34) N 87°-17'-03" W 30.39'; 35) N 46°-27'-34" W 41.91'; 36) N 35°-52'-38" W 49.00'; 37) N 84°-36'-46" W 51.12' TO THE WESTERN LINE OF SAID LANDS OF ROSS; THENCE, ALONG THE WESTERN LINES OF SAID LANDS OF ROSS AND THE LANDS OF, N/F, MARSHALL T. ROSS (DB 1081, PG 456; PB 100, PG 177), THE FOLLOWING SIX (6) COURSES: 1) N 03°-12'-37" E 753.15'; 2) N 10°-20'-35" W 1359.65'; 3) N 76°-01'-20" E 59.90'; 4) N 12°-21'-50" E 150.00'; 5) N 89°-35'-50" E 420.00'; 6) N 12°-22'-50" E 208.33' TO A POINT ON THE SOUTHERN R/W MARGIN OF SAID LEESVILLE ROAD; THENCE, ALONG THE SOUTHERN R/W MARGIN OF SAID LEESVILLE ROAD, THE FOLLOWING SIX (6) COURSES: 1) N 89°-48'-50" E 346.49'; 2) THROUGH THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 6°-35'-57", A RADIUS OF 3,499.06', AN ARC LENGTH OF 403.01', AND A CHORD COURSE OF N 86°-30'-52" E 402.79'; 3) N 83°-12'-53" E 192.07'; 4) THROUGH THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°-59'-31", A RADIUS OF 1261.97', AN ARC LENGTH OF 330.21', AND A CHORD COURSE OF S 89°-17'-21" E 329.27'; 6) S 81°-47'-35" E 170.42' TO THE EASTERN LINE OF THE LANDS OF, N/F, W.V. MASONS AND WIFE, OLIVIA MASONS (DB 179, PG 249; PB 95, PG 19); THENCE, ALONG THE EASTERN LINES OF SAID LANDS OF MASONS AND THE LANDS OF, N/F, OLIVIA C. MASONS (DB 991, PG 224), S 00°-03'-25" W 771.59' TO A POINT IN A NORTHERN LINE OF THE LANDS OF, N/F, JAMES LARRY CLEMENTS (DB 2025, PG 171); THENCE, ALONG A NORTHERN LINE OF SAID LANDS OF CLEMENTS, S 87°-28'-10" E 419.00' TO THE LANDS OF, N/F, RUTH CLEMENTS PERRY (DB 991, PG 226); THENCE, ALONG THE NORTHWESTERN LINE OF SAID LANDS OF PERRY, N 39°-24'-20" E 545.04' TO A POINT ON THE SOUTHERN R/W MARGIN OF SAID LEESVILLE ROAD; THENCE, ALONG THE SOUTHERN R/W MARGIN OF SAID LEESVILLE ROAD, THE FOLLOWING FOUR (4) COURSES: 1) S 50°-53'-59" E 532.68'; 2) THROUGH THE ARC OF A CURVE TO THE LEFT, HAVING A

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CENTRAL ANGLE OF 12°-13'-10", A RADIUS OF 2,704.11', AN ARC LENGTH OF 576.70', AND A CHORD COURSE OF S 57°-00'-34" E 575.61'; 3) S 63°-07'-09" E 299.40'; 4) THROUGH THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 6°-30'-44", A RADIUS OF 2,203.09'; AN ARC LENGTH OF 250.40', AND A CHORD COURSE OF S 66°-22'-31" E 250.26' TO THE POINT OR PLACE OF BEGINNING; CONTAINING 368.83 ACRES OF LAND, MORE OR LESS.